

**PRELIMINARY AGENDA  
PLANNING AND ZONING COMMISSION MEETING  
222 St. Louis Street, Room 348  
July 20, 2020  
5:00 P.M.**

**ROLL CALL**

**APPROVAL OF THE MINUTES**

**1. June 15, 2020**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Planning commission meeting on Monday, July 20, 2020, may be held via video conference and available for viewing on [www.brla.gov](http://www.brla.gov), on Metro 21 (Cox Channel 21), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live).

Public comments on any of the items may be submitted via email to [planning@brla.gov](mailto:planning@brla.gov), submitted via the online form at <https://www.brla.gov/FormCenter/Planning-Commission-26/Planning-Commission-Public-Comment-Form-160>, called in to 225-389-3144, or sent by mail to 1100 Laurel Street, Suite 104, Baton Rouge, LA 70802. Comments must be received prior to 4:00 pm on the meeting day to be read into public record. Applicant will be allowed a total period of five minutes for rebuttal.

**CERTIFICATION OF INABILITY TO OPERATE DUE TO LACK OF QUORUM**

In accordance with Executive Proclamations JBE 2020-30 and 2020-33, issued by Governor John Bel Edwards on March 16, 2020 and March 22, 2020, respectively, this notice shall serve as a certification of the Planning Commission's inability to otherwise operate in accordance with the Louisiana Open Meetings Law due to a lack of a quorum as a result of the COVID-19 public health emergency.

Pursuant to Section 4 of JBE 2020-30, the Planning Commission for the City of Baton Rouge and Parish of East Baton Rouge will provide for attendance at its next meeting, which will only contain business deemed essential government business, on Monday, July 20, 2020, via video conference. A gathering of the entire membership of the Planning Commission, the public and necessary staff would violate Phase Two of Governor Edwards' limiting public gatherings to 50% of normal capacity. The items appearing on the agenda have been deemed essential for the continued conduct of business by City of Baton Rouge/Parish of East Baton Rouge.

Considering the foregoing, and in accordance with Proclamation Numbers JBE 2020-30 and JBE 2020-33, the Planning Commission meeting on Monday, July 20, 2020, at 5:00 p.m. may be held via video conference and in a manner that allows for observation and input by members of the public, as set forth in the Notice posted.

Ryan L. Holcomb, AICP, Interim Planning Director

**CONSENT AGENDA**

**CONSENT - ITEMS FOR WITHDRAWAL**

None

**CONSENT - ITEMS FOR DEFERRAL**

18

**CONSENT - ITEMS FOR APPROVAL**

None

**REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL**

2.    **PA-10-20**    **13511 Perkins Road (Deferred from May 18 and June 15 by the Planning Commission)** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Mixed Use on property located on the north side of Perkins Road, west of Metaire Drive, on a portion of Tract A, known as the W.O. Watson and Sidney Coxe Tract. Section 54, T8S, R1E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#) **Related to Case 26-20**
3.    **Case 26-20**    **13511 Perkins Road (Deferred from May 18 and June 15 by the Planning Commission)** To rezone from Rural to Light Commercial (LC3) on property located on the north side of Perkins Road, west of Metaire Drive, on a portion of Tract A, known as the W.O. Watson and Sidney Coxe Tract. Section 54, T8S, R1E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#) **Related to PA-10-20**  
**Applicant revised request to Light Commercial (LC1)**
4.    **PA-12-20**    **5800-9100 Burbank Drive** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the south side of Burbank Drive, west of Sehdeva Memorial Drive, on Tract Z, Chatsworth Plantation. Section 5, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe) [Application](#) **Related to Case 31-20**
5.    **Case 31-20**    **5800-9100 Burbank Drive** To rezone from Rural to Light Commercial (LC2) and Limited Residential (A3.2) on property located on the south side of Burbank Drive, west of Sehdeva Memorial Drive, on Tract Z, Chatsworth Plantation. Section 5, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe) [Application](#) **Related to PA-12-20**
6.    **PA-13-20**    **13717, 13800-13900, 13600-14900 Jefferson Hwy** To amend the Comprehensive Land Use Plan from Employment Center to Residential Neighborhood on property located on the north side of Jefferson Highway and south of Kimbleton Avenue, on Lots E-1-A, C, D of the Wilson Williams Tract. Section 32, T7S, R2E, GLD, EBRP, LA (Council District 9- Hudson) [Application](#) **Related to Case 32-20 and S-2-20**
7.    **Case 32-20**    **13717, 13800-13900, 13600-14900 Jefferson Hwy** To rezone from Light Commercial (C1), Heavy Commercial (C2) and Off Street Parking (B) to Town homes District (A2.5) on property located on the north side of Jefferson Highway south of Kimbleton Avenue, on Lots E-1-A, C and D of the Wilson Williams Tract. Section 32, T7S, R2E, GLD, EBRP, LA (Council District 9- Hudson) [Application](#) **Related to PA-13-20 and S-2-20**
8.    **S-2-20**    **Rivanna Town Homes** Proposed low density townhouse residential subdivision located north of Jefferson Highway and south of Kimbleton Avenue, on Lots C, D, and E-1-A of the Wilson Williams Tract (Council District 9 - Hudson) [Application](#) **Related to PA-13-20 and Case 32-20**

9. **TA-5-20** **Chapter 8, Zoning Districts** This amendment repeals the entire chapter and replaces with new language, reorganizing the chapter by intensity of use, eliminating some zoning districts, making others inactive, and restoring one district to active use. **Related to TA-6-20 and TA-7-20**
10. **TA-6-20** **Chapter 9, Use Regulations** This amendment repeals the entire chapter and replaces with new language, creating easy to read tables of principal uses, eliminating Appendix H. **Related to TA-5-20 and TA-7-20**
11. **TA-7-20** **Chapter 11, Dimensional Regulations** This amendment repeals the entire chapter and replaces with new language, creating easy to read tables of development standards, eliminating Appendix F. **Related to TA-5-20 and TA-6-20**
12. **Case 28-20** **9679 Airline Highway (Deferred from June 15 by Councilmember Watson)** To remove from the Old Hammond Highway Design Overlay District on property located on the east side of Airline Highway and north of Old Hammond Highway, on Lot Y of the Hillcrest Subdivision. Section 85, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#) **Related ISPUD-4-20**
13. **ISPUD-4-20** **Murphy Express (9679 Airline Highway) (Deferred from June 15 by Councilmember Watson)** To rezone from Heavy Commercial (C2) to Infill/Mixed Use Small Planned Unit Development (ISPUD) on property located on the east side of Airline Highway and north of Old Hammond Highway, on Lot Y of Hillcrest Acres Subdivision. Section 85, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#) **Related to Case 28-20**
14. **Case 29-20** **9595 Airline Highway** To rezone from Heavy Commercial (C2), Commercial Alcoholic Beverage (Restaurant) (C-AB-1) and Single Family Residential (A1) to Heavy Commercial (HC1) on property located on the east side of Airline Highway, north of Old Hammond Highway, on Lot B-4-1-2-A of the Marshall J. Sharp Tract. Section 85, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
15. **ISPUD-11-19** **La Rosa, Revision #1** Proposed mixed use development includes commercial, office, retail, restaurant and high density residential uses on property located north side of Highland Road, west of Kenilworth Parkway and south of Menlo Drive, on Lots 1-A and 2-A of the Rosario Martina Property. Section 63, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca) [Application](#)

**REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY**

16. **CUP-4-20** **St. Thomas More Catholic Church** Proposed addition of three buildings to an existing church and school, located north of Goodwood Boulevard, east of Dartmoor Drive, South of Sherbrook Drive, and west of Sylvan Drive on the St Thomas More Tract of the Sherwood Forest Subdivision. Section 37 T7S, R2E, GLD, EBRP, LA (Council District 4-Wilson) [Application](#)

17. **SS-6-20**      **Ira U. DeArmond Property (Flag Lot Subdivision)** Proposed flag lot subdivision located west of Greenwell Springs Road and Laklon Avenue, on Tract 2 of the Ira U. DeArmond Property (Council District 1 - Welch) [Application](#)
18. **SS-7-20**      **Ernest Tennent Property** Proposed small subdivision with a private street extension and creation of a flag lot located south of Mount Pleasant-Zachary Road, and west of Barnett Cut-Off Road, on Tract T-2-C of the Ernest Tennent Property (Council District 1 – Welch) [Application](#)  
**Deferred to August 17 by the Planning Director**
19. **SS-8-20**      **P.S. Gurney Tract (Flag Lot Subdivision)** Proposed flag lot subdivision located north of Greenwell Springs-Port Hudson Road, and west of Tucker Road, on Lot 5-C-1-A-2 of the P.S. Gurney Tract (Council District 1 - Welch) [Application](#)
20. **SP-2-20**      **IDEA Plank Road Academy & College Prep** Proposed educational institution located south of Harding Boulevard and west of Plank Road, on Tract A-1-A-1-A-4 of the Howell Community Farms Subdivision (Council District 2 - Banks) [Application](#)
21. **WT-1-20**      **AT&T Small Cell Wireless Facility (5880 Perkins Road)** A proposed small cell tower with setback waivers located on the south side of Perkins Road and east of Pollard Parkway, on Tract CC of Moss Side Plantation (Council District 12-Racca) [Application](#)
22. **WT-2-20**      **WT-2-20 AT&T Small Cell Wireless Facility (5510 Perkins Road)** A proposed small cell tower with setback waivers located on the south side of Perkins Road and east of Pollard Parkway, on Tract CC of Moss Side Plantation (Council District 12-Racca) [Application](#)
23. **PUD-13-06**      **Pecue Place Final Development Plan (Public Roads)** A request for a one year extension on the validity of the final development plan.

#### **COMMUNICATIONS**

##### **DIRECTOR'S COMMENTS**

##### **COMMISSIONERS' COMMENTS**

#### **ADJOURN**